

FOR LEASE

Exceptional North Park Retail on The Boulevard

2875 EL CAJON BOULEVARD
SAN DIEGO, CA 92104



LOCATION
MATTERS 

The Space

- / **Incredible Visibility on El Cajon Blvd** with an average traffic count of 32,500 vehicles daily and sizable building top signage placement adjacent to well known restaurants and retail
- / **Expansive Open Layout** empowering a creative build-out in a 7,100 sq.ft. partially shelled space lined with exposed brick and an architecturally appealing bow truss roof with drop ceiling removal
- / **Exceedingly Dense Location** as the epicenter of San Diego's Uptown community with a population of over 270,000 within a 3-mile radius and rapidly growing
- / **Capitalize on a Fantastic Opportunity** to be in San Diego's hippest district bursting with new development bringing an increase of patrons for businesses to this already highly walkable neighborhood
- / **Centrally located in San Diego** surrounded by major freeways and attractions within a 1-mile radius with I-15 to the East, SR-163 at the West, I-8 to the North and the ever popular Balboa park to the South



*Conceptual Rendering



FOR *LEASE*

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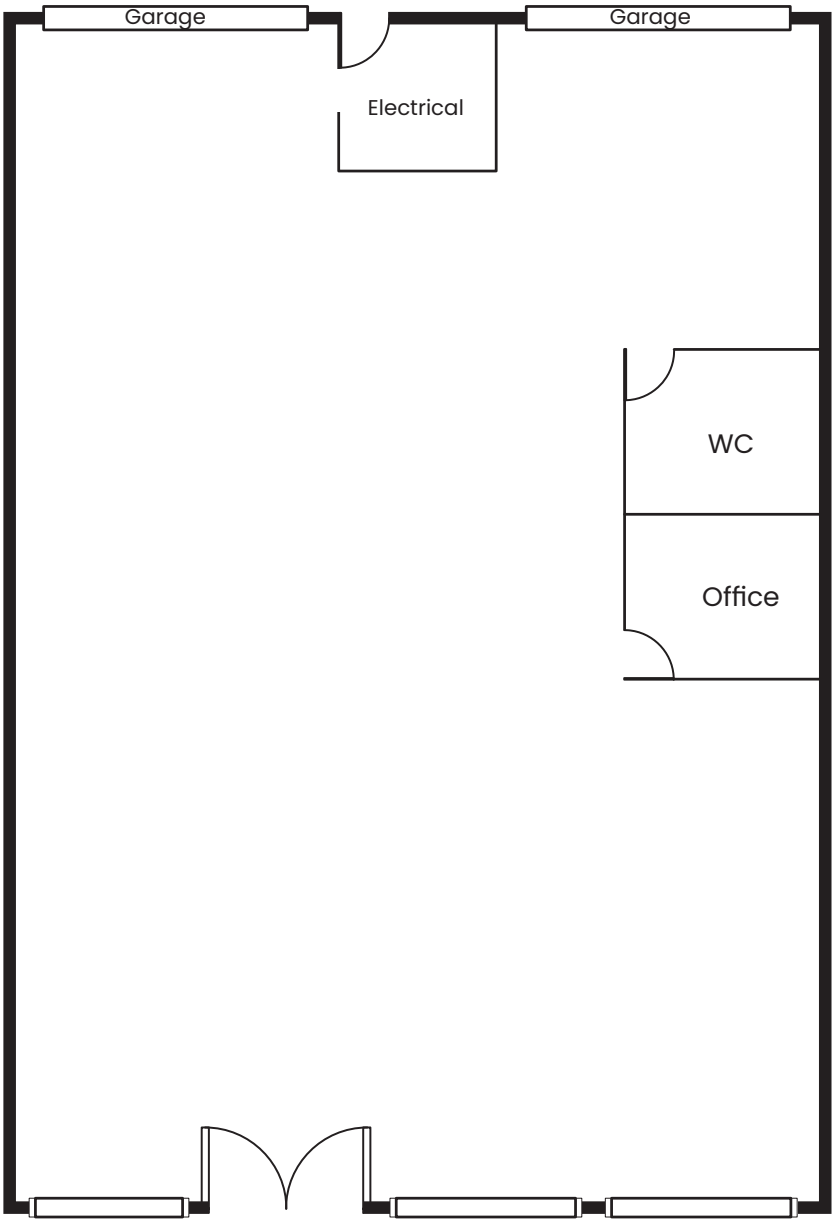
laurenne@locationmatters.com

Operations Manager

**LOCATION
MATTERS**



Orginial 1940's
sawtooth roof
& skylights
can be exposed to
increase natural
light

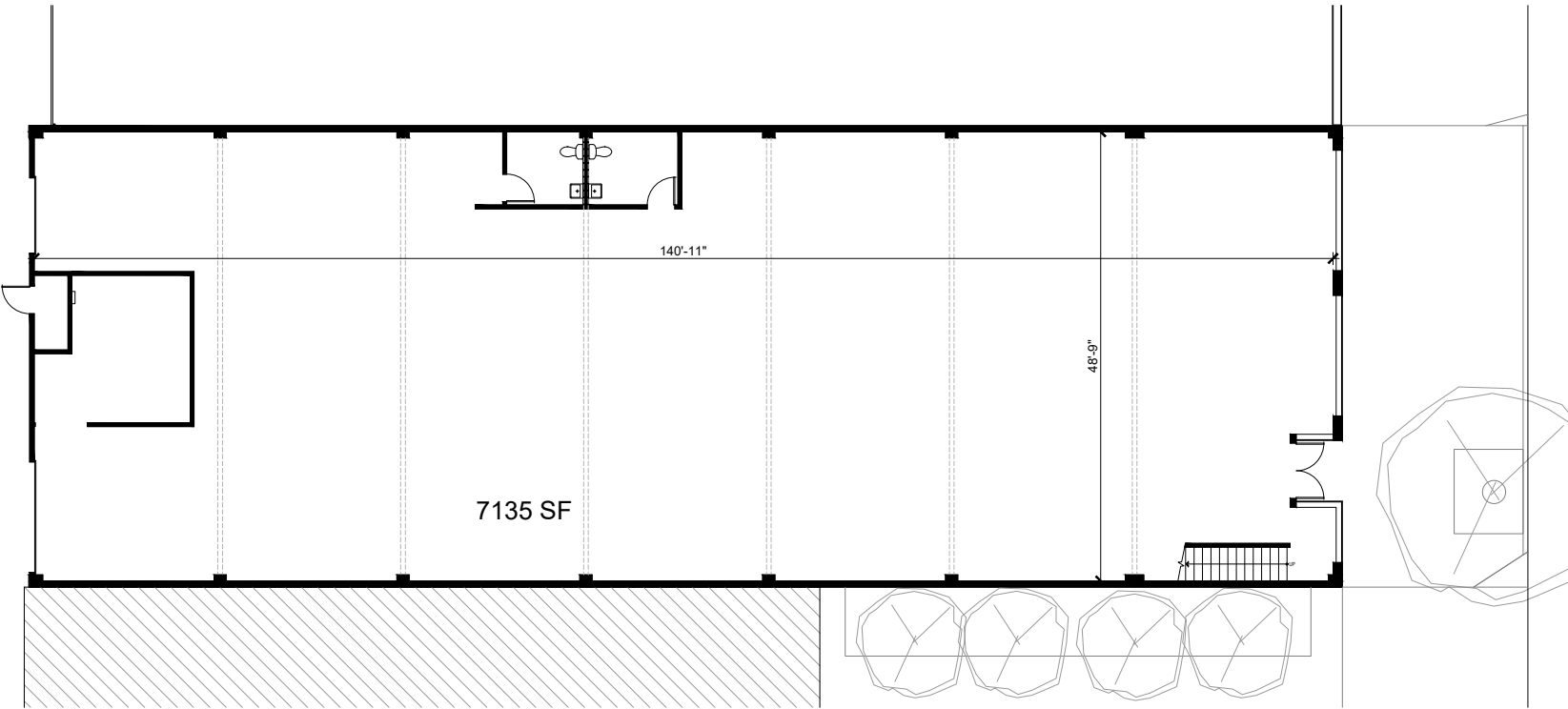


El Cajon Boulevard

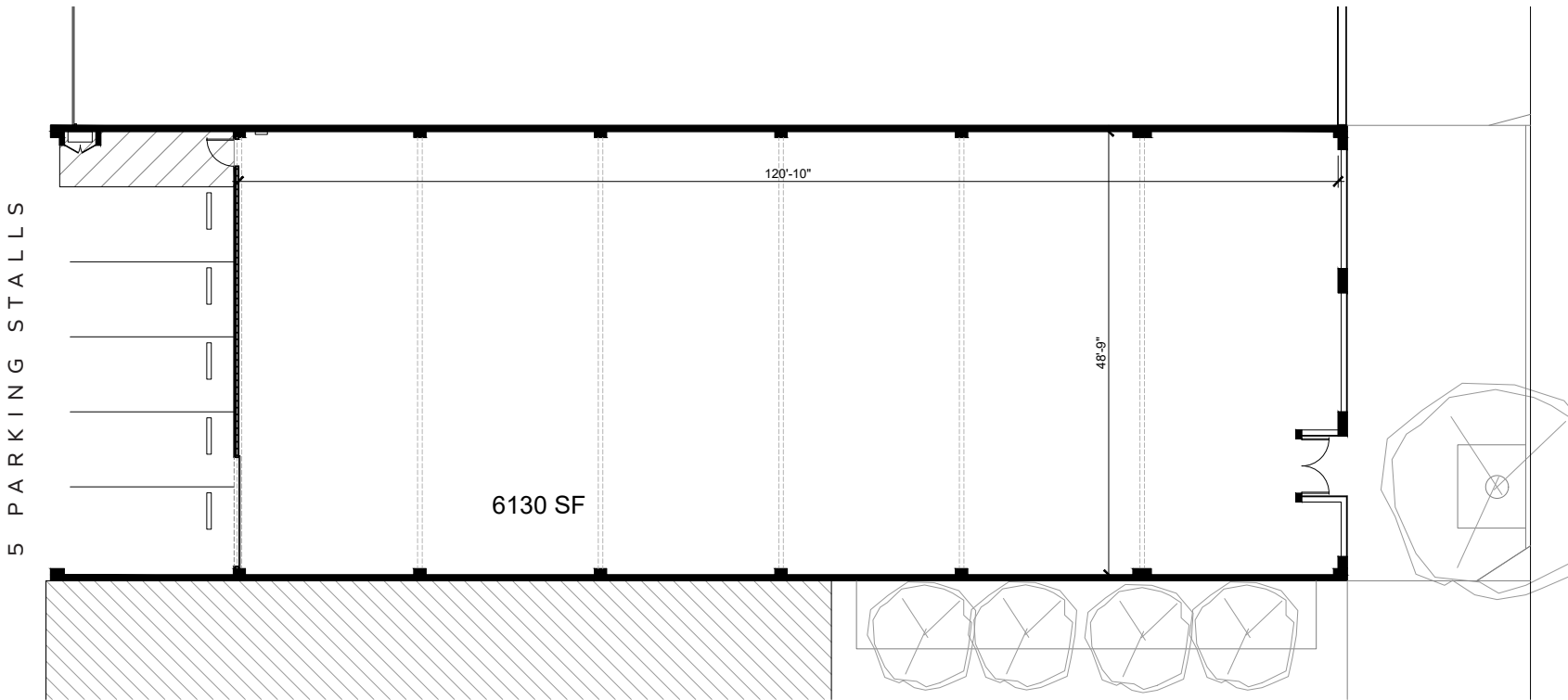
Floor Plan

Floor Plan.

EXISTING FLOOR PLAN



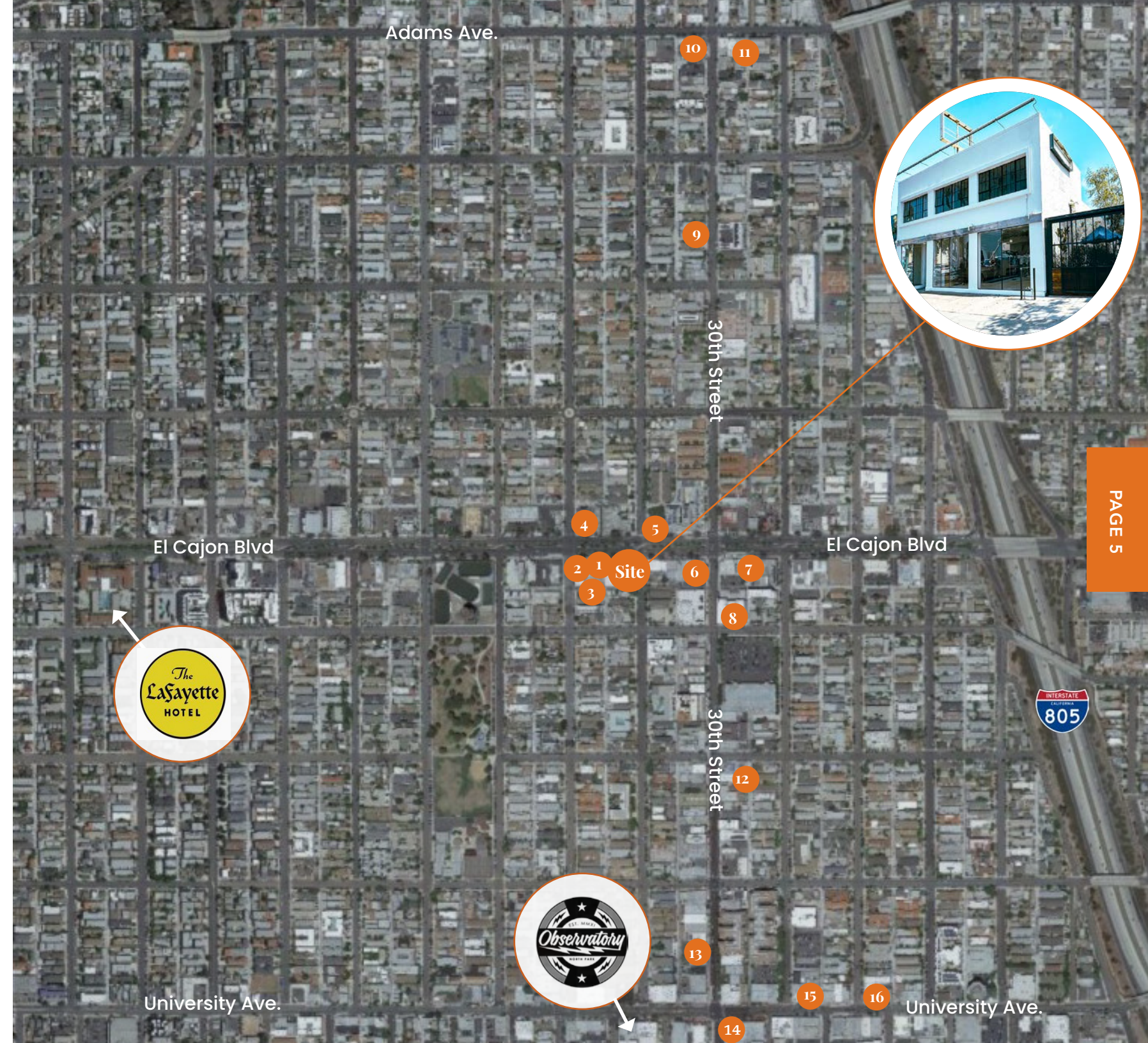
OPTIONAL WITH REAR PARKING ADDITION



The Neighborhood



1		9	Fall BREWING COMPANY NORTH PARK • SAN DIEGO
2	ACTIVATE HOUSE	10	POLITE PROVISIONS 30TH AND ADAMS MAKERS OF LOCAL TONICS, ELIXIRS AND CURES
3	THE WISE OX BUTCHER & EATERY	11	An's DRY CLEANING
4	CAFE MADELEINE	12	WORKING CLASS EST. 817 NORTH PARK
5	Rueford's	13	NORTH PARK GAME COIN-OP ROOM SAN DIEGO, CA
6	COFFEE • TEA & COLLECTIVE	14	ENCONTRO NORTH PARK
7	AXE VENTURES	15	CITY TACOS
8	BELCHING BEAVER	16	SEVEN GRAND



The Demographics

1 MILE

Daytime Population	15,436
Population	55,117
Average HH Income	\$84,724

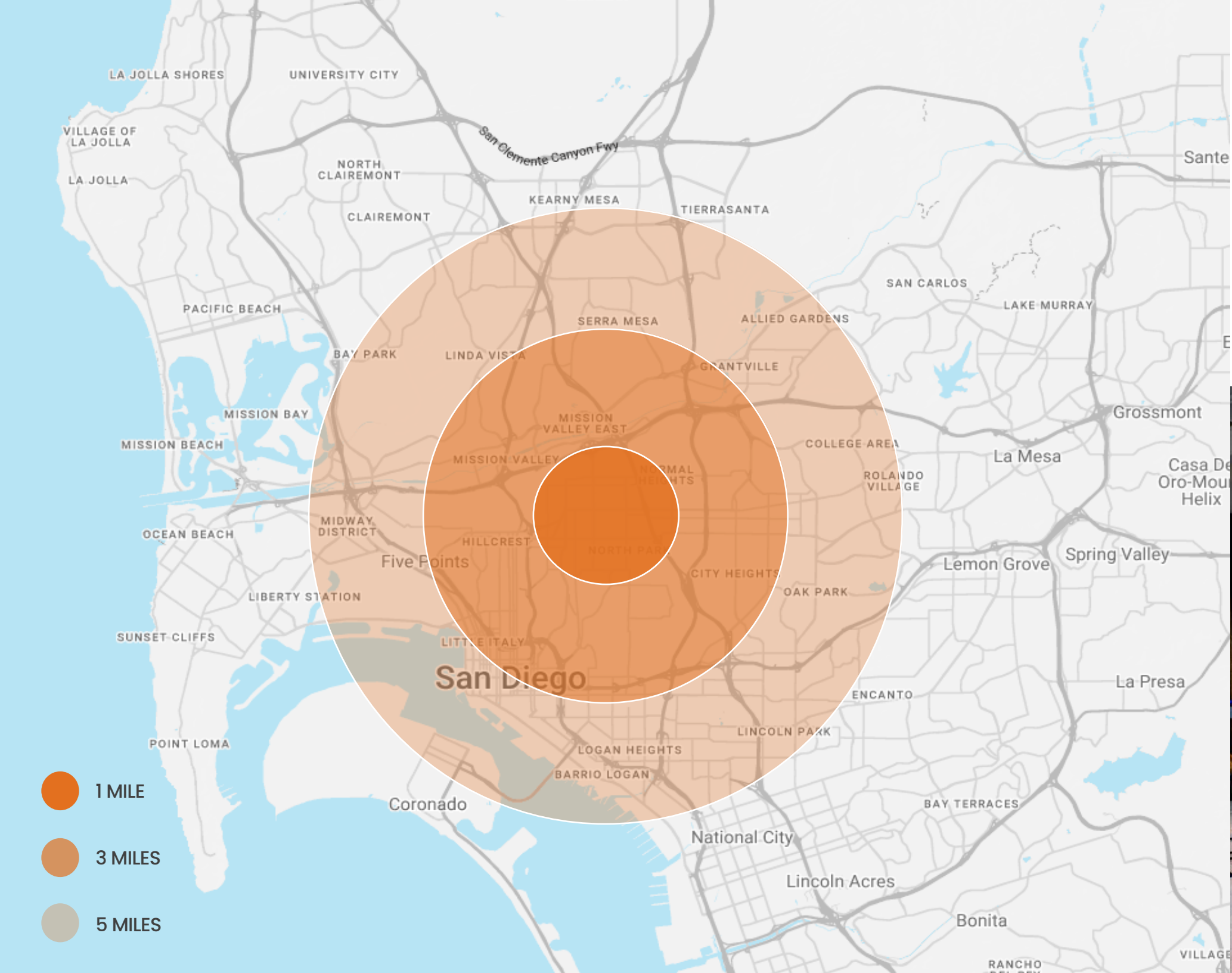
3 MILES

Daytime Population	149,331
Population	274,126
Average HH Income	\$92,885

5 MILES

Daytime Population	383,989
Population	599,488
Average HH Income	\$93,254

- 1 MILE
- 3 MILES
- 5 MILES



North Park is the hippest neighborhood in San Diego located Northeast of downtown and bordering Balboa Park. A hotspot for young professionals offering a diverse and eclectic mix of microbreweries, restaurants, coffee shops, retail, and nightlife. Urban and creative, ranking high in walkability, art and culture, with historic Observatory North Park at the heart of its business district.



What is Happening Around *North Park*

North Park Music Fest



A two day event held in the heart of North Park with San Diego's best musical talent, unique food vendors, craft beer, spirits and art. Three stages and a packed lineup brings a variety of talented artists playing Indie, Rock, the Blues, and more, with DJ's and Spoken Word performances mixed in. A family friendly event that brings something for everyone to enjoy.

Taste of North Park



A much anticipated sold out event that is held annually in the Fall. **Between 40-50 participating restaurants and breweries open their doors to culinary enthusiasts by offering sips and bites of their most renowned menu items.** A locally driven event that supports small businesses and highlights their culinary innovation and craft beverages concocted in San Diego's food, drink and art centric neighborhood. .



Exploding with New Density

El Cajon Blvd. aka The Boulevard is one of San Diego's oldest thoroughfares with continual improvements and new developments occurring at a rapid pace, attracting more people to this thriving dense urban playground.



Leasing Inquiries:



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